



7/7 Stephens Avenue, Torrensville

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## Effortless Living with Space, Style & City Convenience

Auction | Sunday 22nd February @ 10am

Perfectly positioned within walking distance of cafés, shops and public transport, this well-maintained single-storey unit delivers an outstanding opportunity for first-home buyers, savvy investors or downsizers seeking low-maintenance living without compromise.

Set quietly at the rear of the group on a generous 218sqm\* allotment, the home stands out with two private courtyards and lawn areas, a rare offering for a unit and ideal for relaxed outdoor living.

Inside, a spacious light-filled lounge is enhanced by large windows, creating a warm and welcoming atmosphere. The updated kitchen is conveniently positioned nearby, offering ample storage space, a gas cooktop and a meals area adjacent with a split system air conditioner.

Both bedrooms are generously proportioned, while the centrally located bathroom is well maintained and practical.

Step outside and enjoy your morning coffee or evening wine in either of the two courtyards, each complemented by a spacious lawn area,

### AUCTION

Sun 22nd Feb @ 10:00AM

### VIEW

Sun 22nd Feb @ 9:30AM - 10:00AM

### AGENTS

Thanasi Mantopoulos  
0421 188 498  
thanasi@ljhooker.me

Dragan Pancic  
0421 977 361  
dragan@ljhooker.me

### AGENCY

LJ Hooker Mile End | Woodville  
(08) 8352 7111

perfect for entertaining, pets (subject to strata approval) or simply unwinding.

Just 3km from the Adelaide CBD and a little over 6km to Henley Beach, the location is hard to beat. Henley Beach Road's vibrant shopping and dining precinct is only metres away, with Henley Square, pristine beaches and excellent local schools including Torrensville Primary and Underdale High School all close at hand.

A lifestyle of convenience, space and location - this is one not to miss.

#### Key Features

- Quiet location at the rear of the group
- Spacious, light filled lounge room with a gas heater
- Study nook or relaxed dining area within the lounge room
- Modern kitchen with ample storage and gas cooking
- Meals area adjacent to the kitchen with split system AC
- Two good sized bedrooms, master with a private courtyard
- Bathroom with a bathtub, and separate laundry
- Decked entertaining area, tidy lawn and a garden shed
- One allocated parking space

#### Specifications

Title: Strata Title

Year built: c1974

Council: City of West Torrens

Council rates: \$1,241.70pa (approx)

ESL: \$89.35pa (approx)

SA Water & Sewer supply: \$176.30pq (approx)

Strata rates: \$608.46pq (approx)

- Approx.

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.

RLA 242629

## MORE DETAILS

Property ID	Y70HDM
Property Type	House
Land Area	218 m2
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments



**Thanasi Mantopoulos 0421 188 498**  
Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)  
**Dragan Pancic 0421 977 361**  
Sales Executive | [dragan@ljhooker.me](mailto:dragan@ljhooker.me)

**LJ Hooker Mile End | Woodville (08) 8352 7111**  
206A Henley Beach Road, TORRENSVILLE SA 5031  
[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)



